

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-81 IN THE SOUTH END
URBAN RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the Authority), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area") has been duly reviewed and approved in full compliance with local, state and Federal Law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of an urban renewal project with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Richard Quan of 226 Harrison Avenue, Boston has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-81 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Richard Quan of 226 Harrison Avenue, Boston be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-81 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Act of 1949, as amended;
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitment from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-81 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or the impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

(617) 426-3807

JOHN J. DOWNEY
ATTORNEY AT LAW

121 East Berkeley Street
Boston Massachusetts 02118

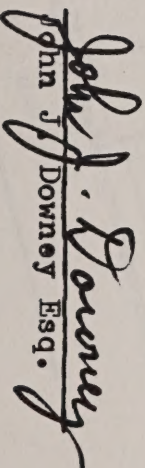
December 10, 1980

Mr. William Mendez
B.R.A.
South End Development Site
Warren Ave.
Boston, MA.

Dear Mr. Mendez,

Pursuant to our conference last week regarding Mr. Ornellas and Mr. Guan, I am happy to tell you that negotiations have begun. I am quite sure that if both parties deal in good faith we shall be able to reach a mutually satisfactory agreement as to the rental of The Coffee Shop restaurant. Thank you.

Yours truly,


John J. Downey Esq.



REUSE PARCELS

October 24, 1980

Mr. Robert J. Ryan, Director
Boston Redevelopment Authority
1 City Hall Plaza
Boston, Mass. 02201

Dear Mr. Ryan:

On behalf of the Steering Committee for the newly reorganized Eight Street Neighborhood Association of the South End, we have reviewed the BRA nominees for tentative designation for moderate-income homeownership at six buildings located at 209-225 East Berkeley Street and 414-416 Harrison Avenue.

The Steering Committee has no objections to the individuals or the programmatic goals represented by the designations. Development of these buildings in a timely manner will enhance the neighborhood and help to ease the growing housing shortage in the South End.

Sincerely yours,

Dennis Sterzin
27 Hanson Street
Boston, Mass. 02118

NAME Richard Wing Foo Chan
ADDRESS 226 Harrison Ave Boston 02111 APT # A201
TELEPHONE NO. (617) 542-2408

LETTER OF INTENT

SUBJECT: REHABILITATION OF BUILDING AT
SOUTH END URBAN RENEWAL AREA, BOSTON, MASSACHUSETTS

Dear Sir:

I am interested in rehabilitating the above-mentioned building at

If selected by the Boston Redevelopment Authority as developer of the property, I intend to accomplish the following:

1. To rehabilitate the subject building substantially in accordance with the suggested General Rehabilitation Guide and controls contained in the Developer's Kit. (If the developer intends to deviate from the suggested rehabilitation in any substantial way, design drawings prepared by an architect must be submitted with the proposal and this statement should be modified accordingly.)
2. To work with the COMMUNITY in making housing accommodations available to community residents.
3. I am aware that Section 312 financing may not be available and that it may be necessary for me to obtain an alternative means of financing the proposed rehabilitation. I am, therefore, willing and able to carry out the proposed rehabilitation using conventional financing.
4. To retain not selected as architect for the proposed rehabilitation.
5. Upon conveyance of the property construction will commence within 3 months and be completed within 12 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms H-6004, Part I & II, and statements from my financial institutions indicating my financial resources. The Public Disclosure Forms include the following:

Proposed number of dwelling units:

1 house

Estimated cost of rehabilitation per dwelling unit:

NA

Total estimated cost of rehabilitation:

NA

Source and amount of equity funds:

Source of employment

Projected monthly rent per apartment:

NA

Projected montly rent per commercial space:

NA

Sincerely,

Name of Developer

January 17, 1980

Boston Redevelopment Authority
72 Warren Avenue
Boston, Massachusetts

Dear Sirs:

I am writing this letter to give you a general idea why I am applying for acceptance into the South End, Boston, Redevelopment Project.

I am presently living in an apartment building at 226 Harrison Avenue in Boston and conditions are deteriorating. The major part of the area around the apartment building is a parking area with open trash receptacles, broken glass, and no play area for my sons. This type of environment is both unsanitary and hazardous. The interior of the apartment building is also in great need of repair. There is poor lighting in the hallways and there are many health hazards such as using the same washers and dryers as many of the other tenants. Inside our own apartment the conditions are not conducive to a growing family.

The proposed area for redevelopment in the South End has many positive qualities. It would bring us closer to our son's school, place us in more of a residential area rather than a business district such as the one we live in now. In the South End there is a playground where my sons can play, and I do not have to fear they will be endangered by cars going in and out of a busy parking lot.

Any consideration you can give me in this matter would be greatly appreciated.

Sincerely,

Richard W.F. Quan
226 Harrison Ave., Apt. A-201
Boston, MA 02111

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Richard Wing Foo Quanb. Address and ZIP Code of Redeveloper: 226 Harrison AVE. APT # A 201c. IRS Number of Redeveloper: Boston, MA 02111

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

S. R. A.
(Name of Local Public Agency)in South End
(Name of Urban Renewal or Re-development Project Area)in the City of Boston, State of MA,
is described as follows²

Lot #10 1st: 221-223

2. 225-227

3. 217-219

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MA:☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: IV 175. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: IV 17¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹. *NA*
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. *NA*
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. *NA*
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. *NA*
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. *NA*

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NA

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NA

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

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- a. Total cost of any residential redevelopment..... \$
- b. Cost per dwelling unit of any residential redevelopment..... \$
- c. Total cost of any residential rehabilitation..... \$
- d. Cost per dwelling unit of any residential rehabilitation..... \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

To be used for residential purposes

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

NA

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

NA

CERTIFICATION

I, (Print) Richard Wing Foo Chan

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 2/15/80

Richard Wing Foo Chan
Signature

Title

226 Harrison Ave APT⁴ A 201
Boston MA 02111
Address and ZIP Code

Dated: 2/15/80

Richard W. Chan
Signature

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Richard Wing Foo Quan

b. Address and ZIP Code of Redeveloper: 226 Harrison Ave APT # 201
Boston, MA 02111

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in South End
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA
is described as follows:

- Lot #s
1. 221-223
 2. 225-227
 3. 217-219

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

None

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

Providence Savings

\$ 9,000

Union Women Savings

15,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

mutual funds

\$4,000

\$

7. Names and addresses of bank references:

Providence Savings
Needham St.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

NA

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

NA

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

None

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

: None

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

NO

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

NO

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

NA

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ NA.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

NA

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e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

NA

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

NA

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Richard Wing Foo Quan

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 2/15/52

Richard W. F. Quan
Signature

Title

Address and ZIP Code

Dated: 2/15/52

Richard W. F. Quan
Signature

Title

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

DECEMBER 18, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
REUSE PARCEL SE-81/221-223 EAST BERKELEY STREET

SUMMARY: This memorandum requests that the Authority designate Richard Quan as redeveloper of Reuse Parcel SE-81 in the South End Urban Renewal Area. The request also stipulates that the present tenant, John Ornellas, be given every consideration to remain in business at 223 East Berkeley Street.

Parcel SE-81 is a mixed use, four story brick building on approximately 1,400 square feet of land located at 221-223 East Berkeley Street in the South End Urban Renewal Area. The building was advertised for Sales Housing on December 30, 1979.

Richard Quan is presently a resident of the South Cove Urban Renewal Area, R-92. Once Mr. Quan is designated as a tentative developer, he will contract an architect who will submit a proposal for the rehabilitation of the building which will conform with this Authority's standards, guidelines and renewal plan. His proposal calls for three (3) residential units and one (1) commercial unit at ground level. Financing will be obtained from a private institution.

Richard Quan commenced active negotiations concerning the lease of the ground level to John Ornellas. John Ornellas is presently a tenant of the building d/b/a John's Coffee Shop. A complete report on the status of the proposed lease will be supplied to the Authority prior to final designation.

I, therefore, recommend that the Authority tentatively designate the above-captioned person as redeveloper of SE-81 in the South End Urban Renewal Area.

An appropriate Resolution is attached.